



1 Carew Road, St Day, Redruth, TR16 5LA

Guide Price £250,000

A versatile and surprisingly spacious end of terrace house, currently offering 1 double bedroom on the first floor with a large landing/dressing area offering potential to create a second bedroom, if required. The extensive ground floor accommodation includes: living room with wood burning stove, dining room, generous sun room with access to the garden, and a fitted kitchen. In addition to the 3 reception rooms, the former garage now provides a large utility/workshop and there is a timber art studio, ideal for anyone that requires a hobby room or works from home. The child and pet friendly enclosed gardens extend to the front side and rear of the property and there is a driveway with off-road parking for 2 cars. The village of St Day offers a great community and benefits from a range of local amenities including 2 local shops, a post office, family run butchers, public houses and a primary school. The well served town of Redruth is located within a couple of miles, and the harbour town of Falmouth and city of Truro are less than 10 miles distant.

Key Features

- Spacious 1 bedroom semi-detached house
- Potential for a second bedroom within the large landing/dressing area
- 3 reception rooms
- Former garage now a large utility/store room
- Art studio/workroom
- Driveway with parking for 2 cars
- Enclosed gardens to 3 sides
- EPC rating D



THE ACCOMMODATION COMPRISES

Double glazed front door opening into the:-

ENTRANCE PORCH

A good size porch with double glazed windows to front and side aspects. Storage cupboard with shelving. Door to inner hallway and stable door to the utility/store room.

INNER HALLWAY

Stairs to first floor, under-stair storage cupboard with shelving and power sockets, housing electric meter. Door to the living room and:-

CLOAKROOM

9'10" x 5'10" (3.00m x 1.79m)

With dual flush WC and vanity unit housing wash hand basin. Built-in storage unit, large built-in cupboard with shelving. Radiator, double glazed window to front aspect. This large cloakroom would lend itself to conversion to a ground floor shower room, if required.

LIVING ROOM

14'5" x 11'3" (4.41m x 3.43m)

Open to the dining room and kitchen. Engineered oak flooring, ceiling light, open fireplace housing Clearview wood burner set on a tiled hearth, radiator. Double glazed French doors giving access onto the beautifully planted enclosed front garden. Open to the:-

DINING ROOM

9'11" x 7'4" (3.04m x 2.26m)

Continuation of engineered oak flooring. Space for a family sized dining table and chairs. Ceiling light, radiator. French doors giving access to the sun room. Open to the:-

KITCHEN

9'11" x 7'4" (3.03m x 2.24m)

A modern fitted kitchen with a range of white high gloss eye and waist level units with wooden worktop and inset one and a half bowl sink/drainage unit with swan neck mixer tap. Built-in four ring LPG gas hob with adjacent Smeg two ring electric ceramic plate, stainless steel extractor fan, built-in microwave. Part-tiled walls, built-in electric fan assisted double oven, space and plumbing for dishwasher, built-in fridge/freezer. Internal double glazed window to the sun room. Velux window providing further natural light.

SUN ROOM

18'3" x 7'8" (5.57m x 2.35m)

A large, light and bright, south-facing reception room, currently utilised as a formal dining room but would make an ideal second sitting room/playroom. Double glazed French doors with windows to either side gives access to the enclosed courtyard garden. Further double glazed windows to rear and side aspects. Wall-mounted heater, recessed spotlights.

UTILITY/STORE ROOM

14'11" x 8'11" (4.57m x 2.74m)

Accessed from the front porch, a large, versatile utility/store room, formerly the garage. Range of eye and waist level units, roll top worksurface, sink with drainer and swan neck mixer tap. Part-tiled walls, space and plumbing for washing machine and tumble dryer. Range of built-in shelving, large

freestanding fridge, freestanding freezer. Oil fired Worcester boiler servicing domestic heating and hot water. Door to the:-

STUDIO

14'5" x 10'4" (4.40m x 3.15m)

A light and bright timber studio, currently used as an art studio, but would also make a fantastic workshop or office. Doors give access to both the rear and enclosed courtyard garden, and side garden. Power and light, windows to both side aspects, roof light.

FIRST FLOOR

LANDING

12'1" x 6'11" (3.7m x 2.13m)

A large space offering potential to create a second bedroom, currently utilised as a reception/dressing area, with large built-in wardrobe with hanging rail and shelving, and further shelved storage cupboard with adjacent eaves storage space. Double glazed French doors with a Juliet balcony over the courtyard garden, double glazed window to rear aspect. Ceiling light, radiator. Doors to bedroom and shower room.

BEDROOM

11'3" x 9'10" (3.45m x 3.01m)

A good sized double bedroom with large double glazed window to front aspect overlooking the mature garden and driveway. Radiator, ceiling light.

SHOWER ROOM

9'11" x 7'5" (3.03m x 2.28m)

A large, well appointed shower room, beautifully fitted with a large walk-in rainfall-style power shower with fully tiled surround, tiled flooring, large vanity unit housing contemporary wash hand basin with mixer tap, and dual flush WC. Further tiling to walls, storage cupboard with shelving, electric towel rail, radiator. Obscure double glazed window to side aspect, recessed ceiling lights.

THE EXTERIOR

DRIVEWAY

A gated driveway providing parking for at least two cars, bordered by mature shrubs offering an abundance of colour. Two pedestrian gates give access to both the front and side garden.

FRONT GARDEN

Fully enclosed with fencing and accessed from the living room, providing a composite decked seating area. The majority of the garden is laid with shingle, with a path leading to the pedestrian gate out onto the driveway.

REAR GARDEN

A fully enclosed and completely private south-facing courtyard garden with timber decking, planted raised flowerbeds, and timber pergola with trailing chocolate vine. Accessed from both the sun room and the art studio.

SIDE GARDEN

The sunny side garden is also fully enclosed, making an ideal space for children and pets. Laid with decking, with a densely stocked stone raised flowerbed and further timber raised planters. A sheltered and sunny shingled seating area provides the ideal spot for entertaining and al fresco dining.

Good sized timber green house/potting shed, timber wood store, screen concealing oil tank. A pedestrian gate gives access to the front driveway.

GENERAL INFORMATION

SERVICES

Mains drainage, water and electricity are connected to the property. Oil fired central heating. LPG gas servicing the hob.

COUNCIL TAX

Band B - Cornwall Council.

TENURE

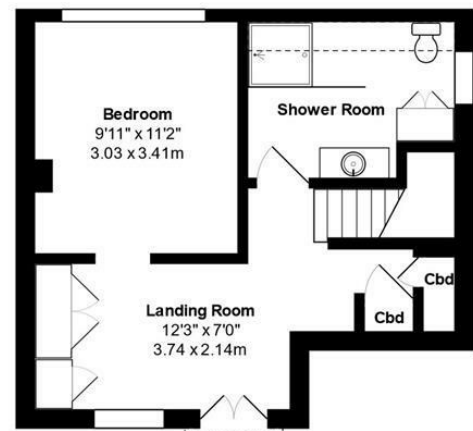
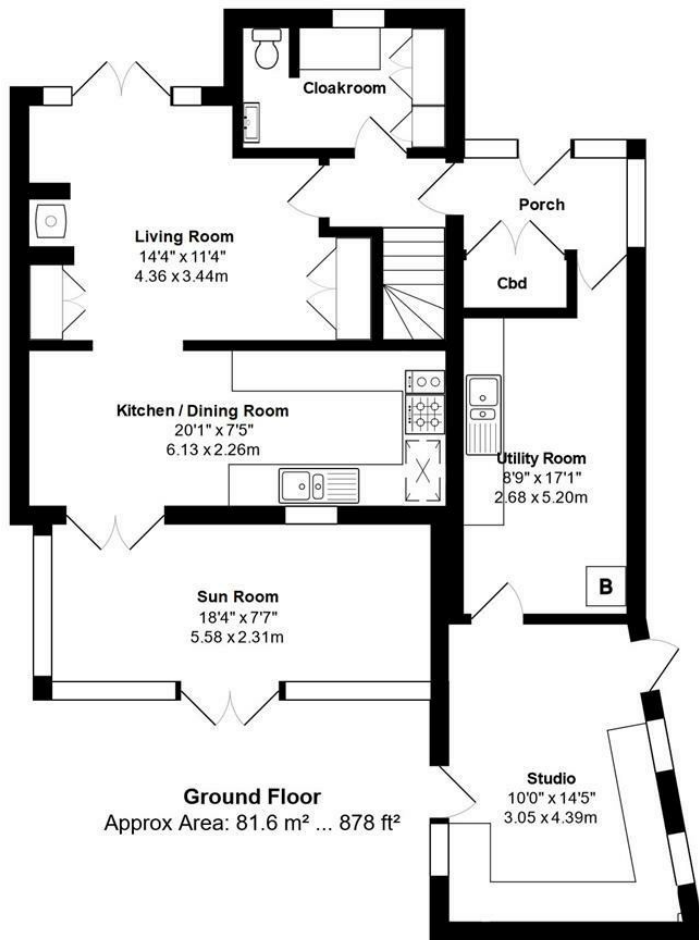
Freehold.

VIEWING

By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



Floor Plan



Carew Road, St Day, TR16 5LA

Total Approx Area: 115.3 m² ... 1241 ft²

All measurements are approximate and for display purposes only